

CITY COUNCIL POSITION PAPER ON THE
PROPOSED MONTGOMERY ANNEXATION

September 24, 1985

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On November 5, 1985, the citizens of the San Diego County area currently within the Montgomery Fire Protection District will be voting on the issue of annexation to the City of Chula Vista. The Chula Vista City Council has adopted this "position paper" in order to:

- Establish the City's policies related to the potential annexation of the area;
- Help the residents of the area understand what effects annexation would have on them;
- Assist City officials in answering questions concerning the proposed annexation;
- Provide early planning that would help assure a smooth transition of the area into the City if its residents vote to annex to Chula Vista.

The City's underlying policies regarding the potential annexation of the area currently served by the Montgomery Fire Protection District are:

1. Revenues generated in Montgomery will be spent in Montgomery to provide the area with the same level of municipal services as the rest of the City and to provide for an extensive capital improvement program to upgrade public facilities in the area such as curbs, gutters, sidewalks, roads, drainage systems, and parks.
2. Recognizing the uniqueness and size of this potential annexation, the City will provide special processes to insure a smooth transition of the area into the City.

The remainder of this document summarizes the City's policies regarding specific service and fiscal questions related to the proposed annexation. The issues will be discussed in the following categories:

- Zoning and Development Issues
- Public Safety
- Social and Leisure Services
- Public Facilities
- Fiscal Issues
- Miscellaneous Issues
- Special Transition Processes

A. ZONING AND DEVELOPMENT ISSUES

1. HOW WILL LAND USES IN THE AREA CURRENTLY WITHIN THE MONTGOMERY FIRE PROTECTION DISTRICT BE CHANGED UPON ANNEXATION TO THE CITY OF CHULA VISTA?

County zoning regulations will continue to prevail while a study is conducted to determine the relationship of existing development, County zoning regulations and proposed City zoning for the area. The Montgomery Planning Committee will review these issues and make recommendations to the Planning Commission and City Council on a proposed zoning plan. Public hearings will be conducted to help develop the zoning plan.

Existing legal land uses in the area will not be changed. Those legal land uses that do not conform to the governing zoning regulations will be allowed to remain as nonconforming land uses as long as the use remains in operation.

2. HOW WILL ZONING ENFORCEMENT IN THE AREA BE CARRIED OUT UPON ANNEXATION TO THE CITY?

While County zoning continues to apply, the City will enforce the County zoning standards. This will probably be done by responding to complaints in regard to zoning violations. When the City zoning takes effect, the City will then enforce the City standards in the area, with existing legal land uses allowed to continue, as described in Question 1.

3. WILL THE HOUSING REHABILITATION PROGRAM (CHIP) IN THE AREA BE CHANGED UPON ANNEXATION?

It appears that the present Housing Rehabilitation Program being administered by the County will be extended for at least one more year. After that the City will expand its program, which is equal to or better than the County program, into the area.

4. WILL ALL OR PART OF THE AREA BE ESTABLISHED AS A REDEVELOPMENT PROJECT AFTER ANNEXATION?

As part of an agreement with the County, the City has agreed not to form a Redevelopment Project that would include any area currently served by the Montgomery Fire Protection District for at least four years after the effective date of the annexation. Redevelopment would require broad community support in a joint public/private sector effort. The City would work with the community to determine the desirability and feasibility of redevelopment.

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5. HOW WILL THE MONTGOMERY PLANNING COMMITTEE BE INTEGRATED INTO THE CITY'S PLANNING PROCESS AFTER ANNEXATION?

The Montgomery Planning Committee will function as an advisory body to the Planning Commission and City Council for issues affecting the area. The Committee will formulate recommendations on all types of land use applications filed within the area. In addition, the Committee will be charged with the responsibility of recommending a Community Plan for the area.

Primary staffing for the Montgomery Planning Committee will come from the City's Planning and Engineering Departments. In addition, Community Development and other City departments would support this effort as needed.

B. PUBLIC SAFETY

6. WHAT LEVEL OF POLICE PROTECTION WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

The City will provide police protection equivalent to that provided in the City. At least 25 positions will be added to the City's Police Department in order to bring the area's police service up to a level equivalent to that provided in the City. The additional Police Department positions would include at least the following:

- 15 Patrol Staff
- 4 Investigative Staff
- 1 Evidence Technician
- 1 Communication Operator
- 1 Animal Control Officer
- 3 Clerical Staff
- 25 Additional Police Positions

7. WHAT LEVEL OF FIRE PROTECTION WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

There will be no change in the area's level of fire prevention and suppression service. Both the Chula Vista and Montgomery Fire Protection District firefighters receive the same type of training and all are trained as Emergency Medical Technicians (EMT).

The Fire Protection District will be dissolved on the effective date of the annexation, when the City will assume responsibility for fire protection in the area. The City will continue to operate the existing Fire Protection District station on Oxford Street.

8. WHAT LEVEL OF ANIMAL CONTROL SERVICE WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

The City will provide the same level of animal control service provided to Chula Vista residents including patrol services from 6:30 a.m. to 6:30 p.m. most weekdays and on Saturday afternoons. The animal shelter is located at 690 Otay Valley Road and is normally open 9:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to noon on Saturday.

C. SOCIAL AND LEISURE SERVICES

9. HOW WILL LIBRARY SERVICE BE PROVIDED IN THE AREA UPON ANNEXATION?

No change is expected in the foreseeable future in the level of library service provided in the area. Residents of the area currently borrow almost as many books from the Chula Vista Public Library (59,000 per year) as from the two County branch libraries (63,000) in Castle Park and Woodlawn. The City and County have agreed to keep the two County branch libraries open for the foreseeable future after annexation by keeping the area within the existing County Library District. Under this agreement, the City will pay the County the difference between the operating cost of the two branch libraries and the District's revenue generated in the area.

The City is already planning to conduct a comprehensive facilities study which will include library facilities and will examine ongoing community needs regarding library services. Upon annexation the area will be included in this City-wide study to establish a plan for appropriate long-term library services and facilities.

10. WHAT LEVEL OF RECREATION SERVICES WILL BE PROVIDED UPON ANNEXATION?

The City will enter into negotiations with MAAC, the County's current contractor, to continue providing programs at the Lauderbach Community Center. To complement those programs, the City will offer more general recreation services at the Center and will start providing weekend classes and recreational opportunities. In addition, the City will provide after school playground programs at both the Lauderbach and Montgomery elementary schools. The after school playground programs already being provided by the City at the Harborside, Rice, Castle Park, and Otay elementary schools will continue to be available to area residents.

11. WHAT LEVEL OF PARK SERVICE WILL BE PROVIDED UPON ANNEXATION?

The City will maintain the existing parks adjacent to the Lauderbach and Woodlawn Community Centers, either by contract or by City staff. The City would also strive to increase the amount of park acreage from the area's current ratio of 0.2 acres per thousand population to the City's standard of 2.0 acres per thousand population.

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D. PUBLIC FACILITIES

12. HOW WILL THE CITY UPGRADE THE MONTGOMERY AREA WITH THE REVENUES GENERATED IN THE AREA AFTER ANNEXATION?

The City will work with the Montgomery Planning Committee to establish a multi-year phased capital improvement program aimed at upgrading public facilities in the area such as curbs, gutters, sidewalks, roads, drainage systems, and parks. The total cost of the program is expected to exceed \$12 million with the City using Gas Tax Funds, Community Development Block Grant funds, general funds, and other sources to finance the capital improvements. The City intends to spend three to five times as much as the County currently does on annual capital improvements.

The County has agreed that any Community Development Block Grant projects funded prior to annexation and under construction will be completed by the County.

Assessment districts can also be formed for street improvements if desired by the community. However, for at least ten years after the effective date of the annexation, the City Council will not form an assessment district in the Montgomery area for street improvements (curbs, gutters, sidewalks, or pavement) unless property owners representing at least 2/3 of the area in the proposed district support its formation.

13. WHAT LEVEL OF STREET MAINTENANCE WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

Overall street maintenance will improve upon annexation, since the City's maintenance standards are considerably higher than the County's. Potholes will be repaired more frequently, streets will be resurfaced more frequently, and shoulders on unimproved streets will be bladed (leveled) more frequently.

The City will extend its "chip seal" program, which has received nationwide acclaim, to roads in the area. Major streets will be chip sealed every 8 to 10 years and local streets every 15 to 20 years.

In addition, the City will upgrade and expand its existing synchronized (computerized) traffic signal system into the area, which currently does not have synchronized traffic signals.

14. WHAT LEVEL OF STREET SWEEPING WILL BE PROVIDED IN THE AREA UPON ANNEXATION?

The City will provide the same level of street sweeping services provided to the rest of the City. Streets in residential areas will be swept twice a month and streets in commercial areas three times a week. Street sweeping is currently not provided in the area on any regular schedule.

15. WILL THE CITY'S STREET TREE PROGRAM BE EXTENDED INTO THE AREA UPON ANNEXATION?

The City, which has been designated a "Tree City USA" each of the last five years, will extend its street tree program into the area. The City will trim all street and park trees on a regular basis. Street trees in the area are currently trimmed only when hazardous conditions require it.

16. HOW WILL STORM DRAIN CONSTRUCTION AND MAINTENANCE IN THE AREA BE AFFECTED BY ANNEXATION?

Storm drain construction will be accelerated, drainage maintenance improved, and flooding potential decreased. A comprehensive drainage plan and capital improvement program will be developed for the area as has been done for the rest of the City.

The City will expend approximately \$4 million following annexation as its share of the Telegraph Canyon Channel improvement to be constructed with the U. S. Corps of Engineers.

17. WHAT WILL HAPPEN TO THE MONTGOMERY SEWER DISTRICT AND TO SEWER FEES UPON ANNEXATION?

There will be no change in regular sewer service charges for the near future. On July 1, 1986, the Montgomery Sanitation (Sewer) District will be dissolved and the City will take over sewer maintenance. Montgomery Sewer District reserves will be placed in a separate account and used to maintain and benefit the existing Montgomery sewer system. The sewer connection fee will be reduced from \$1,000 to \$300 per single family dwelling. As Montgomery Sewer District reserves are depleted, the City will review existing Montgomery sewer service and sewer connection charges and may establish new charges that reflect the maintenance costs and charges for the City-wide system.

18. WHAT WILL HAPPEN TO THE STREET LIGHTING DISTRICT AND RELATED FEES UPON ANNEXATION?

The City will assume responsibility for street lighting in the area within a year of annexation, and the area will be removed from the County's Street Light District. At that time, the City will pay for street lighting, and residents and businesses in the area will no longer be required to pay a special street lighting fee.

E. FISCAL ISSUES

19. HOW WILL TAXES AND FEES CHANGE FOR AREA RESIDENTS UPON ANNEXATION?

To show how annexation to Chula Vista might affect the taxes and fees Montgomery residents are currently paying, the following list has been developed as representative of the most common relevant costs to area residents:

<u>ITEM</u>	<u>CHULA VISTA</u>	<u>COUNTY</u>
Property Taxes	1% of assessed value	1% of assessed value
Bonded Indebtedness(a)	\$3.41 per year until 1990 (based on \$75,000 house)	-0-
Street Lighting Fee	-0-	\$15 per year
Sewer Service Charge(b)	\$64.80 per year (would not apply to Montgomery)	\$39 per year
Sewer Connection Fee	\$300 per dwelling unit	\$1,000 per dwelling unit
Utility Users Tax(c)	Approx. \$30 per year (certain exemptions are available)	-0-
Trash Service(d)	\$73.20 per year (would not automatically apply to Montgomery)	\$89.40 per year
Dog Licenses		
1 Year	\$ 9	\$14
2 Years	\$16.50	\$23
Development Fees	Generally the same or higher in the County than in the City	

- (a) Chula Vista's Police Building bonds would cost \$3.41 per year for a homeowner with a house assessed at \$75,000. When these bonds are paid off in 1990, this charge will be eliminated.
- (b) The Montgomery sewer service charge would not be increased in the near future after annexation, as explained in Question 18.
- (c) The City offers senior citizens (age 62 or older) with incomes of \$7500 or less an exemption from this tax, which is based on gas, electric, and phone usage. If qualified senior citizens are on a master meter for gas and electric, they can receive a \$12 rebate and the regular exemption for the tax on phone usage.
- (d) The cost of trash service in the area would not automatically be reduced by annexation, but the City would attempt to negotiate a lower rate for the area, as explained in Question 22.

20. IF THE AREA DECIDES TO ANNEX, HOW WILL THE CITY USE REVENUES FROM THE AREA?

Revenues generated in Montgomery will be spent in Montgomery to provide the area with the same level of municipal services as the rest of the City and to provide for an extensive capital improvement program to upgrade public facilities in the area such as curbs, gutters, sidewalks, roads, drainage systems, and parks.

The area currently is paying significantly more in taxes and fees than it is receiving in services and capital improvements. The County uses its surplus revenues from the area to provide services and programs in other parts of the County.

F. MISCELLANEOUS

21. HOW WILL ANNEXATION AFFECT EXISTING TRASH SERVICE TO THE AREA?

Area residents will receive the level of trash service currently provided by the Sanitary Service. This level of service is guaranteed to be delivered by the State Government Code for a minimum of five years after annexation or until such time as the existing franchise holder sells his franchise. The City will attempt to renegotiate the existing trash collection fees in the area to the same, lower rate currently paid by Chula Vista residents.

22. HOW WILL THE CITY'S MOBILEHOME RENT MEDIATION PROCESS APPLY TO THE AREA UPON ANNEXATION?

The City's Mobilehome Space Rent Mediation Ordinance will become effective in the area upon annexation. The County has no similar procedures for negotiating disputed rent increases in mobilehome parks.

The City's ordinance provides that when a cumulative rent increase in a calendar year exceeds the previous 12 months' residential rent component of the Consumer Price Index, a negotiation/mediation process may be initiated if a majority of a park's residents sign a petition disputing the rent increase. The process requires participation by both parties in the negotiation and mediation process. The results of the process are not binding.

In addition, the City has established a Mobilehome Issues Committee, which is composed of park owners and park residents. The Committee meets monthly to discuss issues related to mobilehome life and to advise the City Council on such issues.

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23. WHAT EFFECT WILL ANNEXATION OF THE AREA HAVE UPON THE EXISTING COUNTY FLOOD CONTROL DISTRICT - ZONES 3 & 4 AND THE COUNTY SERVICE AREAS: NO. 42 (ZONES A & B)-WOODLAWN PARK; NO. 62-MONTGOMERY PARKS; NO. 66-VALLEY AVENUE; AND NO. 98-DATE COURT?

County Service Areas No. 42, 62, 66 and 98 will be dissolved upon annexation and the City will assume responsibility. Similarly, the area will be removed from the County Flood Control District and the City will assume responsibility.

G. SPECIAL TRANSITION PROCESSES

24. WHEN WILL THE ANNEXATION BECOME EFFECTIVE AND HOW WILL THE TRANSITION FROM THE COUNTY TO THE CITY BE HANDLED?

If the citizens of the area currently within the Montgomery Fire Protection District vote on November 5, 1985 to annex to Chula Vista, the annexation will become effective by the end of December 1985.

In order to provide the area with the same level of municipal services as the rest of Chula Vista, the City will hire many additional staff and purchase a significant amount of equipment. To provide adequate time to obtain this staff and equipment, the City may contract with the County to continue providing some services for a few months. By July 1, 1986, however, the City intends to provide virtually all municipal services to the area, as described previously in this document.

To help insure a smooth transition of the area into Chula Vista, the City will also provide several other special processes. The Montgomery Planning Committee will be established as an advisory committee to the Planning Commission and City Council for the area. The Committee will formulate a recommended Community Plan, provide recommendations for all types of land use applications filed in the area, and help develop a multi-year capital improvement program to upgrade public facilities in the area.

The City also will temporarily add one qualified member, to be appointed from the Montgomery area, to each of the City's twelve non-Charter established advisory boards and commissions. The number of members on these advisory boards and commissions would revert to the previous number when the member appointed from the Montgomery area could be assimilated within the regular number of members.

The City Council holds meetings in Chula Vista's Civic Center on the first four Tuesdays of every month. The meeting on the first Tuesday of each month is held at 4:00 p.m. and the other regular meetings are at 7:00 p.m. One portion of each meeting is devoted to Oral Communications, when members of the audience are invited to address the Council on items of concern to them. This forum will provide an additional opportunity to help insure that the City meets the needs of new as well as current Chula Vista residents.